

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, MARCH 19, 2009 at 9:00 a.m.**

MINUTES OF THE MEETING

The Staff Public Meeting held on the 1st Floor of Vista Center, 2300 N. Jog Road, West Palm Beach, FL 33411.

ATTENDEES

County Staff Present:

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Elizabeth Murray, Secretary

Disclosures

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:00 am. Mr. Alan Seaman, Principal Site Planner, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Mr. Seaman explained the following: "For those of you that are not familiar with how staff conducts our business, the Agenda is divided in three parts, Postponement/Withdrawals the Consent and Regular Agenda. Items on the Consent Agenda are items that have been approved by staff, the applicant agrees with the conditions and there is no opposition from the public. If there is opposition from the public, or the applicant does not agree with the conditions, an item can be re-ordered to the Regular Agenda. If an item is on the Consent Agenda and remains on the Consent Agenda, the variance is approved and the applicant is free to leave. The next part of the Agenda is the Regular Agenda. That consist of items that have been removed from Consent, or items that have opposition from the public, or the applicant does not agree with the conditions that staff has imposed. Staff will introduce them and the applicant will have an opportunity to give their presentation and then staff will give theirs. Then the public portion of the meeting is open and staff will hear from the public".

It was also informed that "if any information or documents is presented to staff at the meeting from the public or the applicant provides additional information that may affect staff's decision, a thirty day (30) postponement may be requested to allow staff time to review the new information".

Elizabeth Murray, Secretary – Prepared Minutes

Meeting was opened by Alan Seaman, Principal Site Planner at 9:00 a.m.

Proof of Publication –Alan Seaman ask for date of Zoning Confirmation for the 300 ft notices, which Elizabeth Murray, Secretary stated they were mailed February 25, 2009.

Changes to Agenda: Alan Seaman inquired if there were any changes to the agenda, which Aaron Taylor, Planner I, stated there were none.

POSTPONED (30 DAYS TO THE APRIL 16, 2009 HEARING)

AVB2009-00421 GONZALEZ

First item on the agenda was a postponement, which Alan Seaman, Principal Planner, ask if anyone from the public was present that would like to speak, as there were none. Mr. Seaman explained AVB2009-00421 would be heard at the April 16, 2009 meeting.

Isai Gonzalez, owner, to allow the principal structure to encroach into the required front setback. Loc: 236 E. Browning Dr., approx. .03 miles N. of Gun Club Rd on East Browning Dr. within the Gun Club Estates subdivision in the RM Zoning District.

CONSENT AGENDA

AVB2009-00390-ORANGE FINANCIAL GROUP

Alan Seaman, Principal Planner, ask if anyone from the public was present to speak in reference to the second item on the agenda, AVB2009-00390 as there were none he introduced the project manager, Aaron Taylor for the overview.

P & T Construction, agent, for Orange Financial Group, to allow a single family dwelling to encroach into the required side interior setback. LOC: 632 Neptune St., approx. .32 mile East of Kirk Rd. and .13 mile South of Sunny Lane within Sky Ranch subdivision in the RM zoning district. (Control (Pet.) 73-166).

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Staff: Aaron Taylor-Presented overview of approval.

Public Correspondence: One (1) letter in approval received.

Agent/Owner: Mr. Ted Burges, P & T Construction, stated he understood and agreed to the two (2) conditions of approval and the Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

AVB2009-00414-RAGONESE

Frank and Joseph Ragonese, owners, to allow a solid roof screen enclosure to encroach into the required rear setback. LOC: 10134 Lexington Circle North, approx. 1/10 of a mile East of Lawrence Rd and approx. 1/10 mile South of Boynton Beach Blvd. within the PUD Zoning district. (Pet. 1989-24).

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Staff: Lauren Benjamin-Presented overview of approval.

Public Correspondence: One (1) letter and several phone calls requesting clarification on this requested variance.

Agent/Owner: Ms. Faith Heed, agent, (sister to the owner), stated she understood and agreed to the two (2) conditions of approval and the Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

Meeting Adjourned

PLEASE NOTE:

The Administrative Variance Meetings are Videoed and are available for viewing on the Palm Beach County Website. Please allow 24 to 48 hours after the meeting date for the video to be available.

Click below to view listings and watch the Zoning Archived Meeting videos:

<http://www.pbcgov.com/pzb/Zoning/videoconferencing/2008meet.htm>

If you wish to purchase a DVD or VHS Tape of the Administrative Variance Meeting a copy can be made available by contacting Channel 20. To purchase a copy of the hearing, please call Victoria Leveille at 561-355-1790 or 561-355-4573 or email her directly at vleveille@pbcgov.com